

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 912 RED RIVER STREET FROM COMMERCIAL-  
3 LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS DISTRICT-  
4 CONDITIONAL OVERLAY (CBD-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from commercial-liquor sales (CS-1) district to central business  
10 district-conditional overlay (CBD-CO) combining district on the property described in  
11 Zoning Case No. C14-06-0234, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

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14 Lot 5, Block 114, Original City of Austin, Travis County, being more particularly  
15 described in the plat or map filed in the General Land Office of the State of Texas  
16 (the "Property"),

17  
18 locally known as 912 Red River Street, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".  
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21 PART 2. The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

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24 A site plan or building permit for the Property may not be approved, released, or  
25 issued, if the completed development or uses of the Property, considered cumulatively with  
26 all existing or previously authorized development and uses, generate traffic that exceeds  
27 2,000 trips per day.

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29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the central business district (CBD)  
31 base district and other applicable requirements of the City Code.  
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2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
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5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2007 § \_\_\_\_\_  
10

11 Will Wynn  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 David Allan Smith Shirley A. Gentry  
16 City Attorney City Clerk

